

Regional Service Commission 8
Minutes of the planning Review and Adjustment Committee Meeting
Held May 31, 2022, at the Norton Municipal Hall

Attendance:

Dave Henderson (Chair)
 Susan Northrup
 John Blenis
 Bob Bates
 Rick Horton
 Karin Boye
 Harold Keith
 Nelson Ball
 Scott ~~Wilson~~ *Watson*

Staff:

Planner – Jennifer Brown
 Brian Hook – Building Inspector
 Recording Secretary – Pam Kaye

Public: 3 Hazen & Fran Cooke
 Sussex Corner Mayor Wayne Wilkins

Meeting called to order by Chair, Dave Henderson at 10:00.

Conflict of Interest- none

Chair asked for approval of minutes of March 15, 2022 moved by Susan Northrup, seconded by Karin Boye

Motion carried (9-0)

Is there any conflict of interest with this application - none

Item #1

1. Property Information	
Applicant	Hazen and Fran Cooke
Property Identification Number	00184176 & 30254023
Location	1786 NB - 121
Parish/Village	Village of Norton
County	Kings
Land Area	112,973 m3

2. Proposal	
Proposed Land Use	Residential (dwelling and accessory building)
Existing Land Use	Vacant Land
Approval Sought	Non-conforming Use

Recommendation:

Based on the above evaluation, it is recommended that the Planning Review and Adjustment Committee of the Regional Service 8

- 1) Approve the reestablishment of the residential Non-Conforming use including a dwelling, accessory building, and hobby farm on PID 00184176, subject to the following conditions:
 - (a) Development of the site be restricted to the previously developed area identified by the existing foundations of a dwelling and two accessory buildings.
 - (b) Redevelopment of the site be in keeping with the Rural zone provisions of the Village of Norton Rural Plan
 - (c) In conformance with Section 5.20 of the Village of Norton Rural Plan; any livestock facilities shall be setback 20 metres from any lot line and 30 metres from any watercourse, and 75 metres from any well, or inhabited dwelling, other than those on the subject property; and not be located within a flood hazard area as identified by the Province of New Brunswick Flood mapping.

**Robert Bates made a motion to accept the recommendation, with terms and conditions, seconded by Rick Horton
Motion carried (9-0)**

Item #2 Anyone has conflict of interest with this application – none

Property Information	
Applicant	Alantra Leasing c/o Trevor Tabor
Property Identification Number	00464776
Location	35 & 47 Cougle Road,
Village of	Sussex Corner
County	Kings
Land Area	3642 m2

1. Proposal	
Proposed Land Use	Ten (10) unit apartment building
Existing Land Use	Undeveloped land
Approval Sought	Rezone from R-1 (One Unit Dwelling) to R-3 (One Unit, Two Unit, Multiple Unit)

Recommendation:

Based on the above evaluation, it is recommended that the Planning Review and Adjustment Committee of Regional Service Commission 8 recommend the Council of Sussex Corner approve the proposed rezoning of PID 00464776 from R-1 (One Unit Residential) Zone to R-3 (One Unit, Two Unit, Multiple Unit) Zone to facilitate the development of a ten (10) unit apartment building, subject to the following conditions:

1. The development and use of the parcel of land be in accordance with detailed building elevation and site plans, prepared by the proponent and subject to the approval of the Development Officer, illustrating the design and location of buildings and structures, garbage enclosure, outdoor storage, driveway accesses, vehicle parking, loading areas, landscaping, amenity spaces, signs, exterior lighting, and other such site features; and
2. The above elevation and site plans are attached to the permit application for the development of the parcel of land.
3. If any municipal infrastructure improvements are required to service this proposal, it will be the owner/developer's full responsibility and cost to complete.

The Village of Sussex Corner shall receive the information as disclosed in this report in addition to the PRAC public notice sent in relation to this application and any other required information prior to setting the Public Hearing date.

Discussion: After much discussion and questions it was decided to send the application back for more information.

John Blenis made a motion to table the application pending further information, seconded by Nelson Ball.

Additional information includes:

Elevation plan – architectural rendering

Detailed site plan

Must be readvertised to circulation of 100 m of property once information is received.


Motion carried (9-0)

Next meeting is scheduled for June 21, 2022

Adjourned at 11:30 by Rick Horton



David Henderson (Chair)



Pam Kaye (Recording Secretary)